

ANNEXURE B: MATERIAL PROPERTIES

The following is a summary of the material properties owned and tenanted by our Group as at the LPD:

MATERIAL PROPERTIES OWNED BY OUR COMPANY**(a) Mungka Estate and Palong Estate**

No.	Registered owner/Title/ Tenure	Category of land use/Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<p><u>Registered owner:</u> JPlant</p> <p><u>Titles:</u> (i) HS(D) 52397, PTD 15677; (ii) HS(D) 52398, PTD 15678; (iii) HS(D) 52399, PTD 15679; and (iv) HS(D) 52400, PTD 15680, all in the Mukim of Buloh Kasap, District of Segamat, State of Johor</p> <p><u>Tenure:</u> Leasehold of 99 years ending on 11 September 2112, with the remaining tenure of 89 years</p>	<p><u>Category of land use:</u> Agriculture</p> <p><u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, dicagar, digadai, dipajak atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini, tanpa kebenaran Pihak Berkuasa Negeri.</i></p> <p><u>Express conditions:</u></p> <ul style="list-style-type: none"> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i> 	<p>(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48793/2019;</p> <p>(b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41509/2020; and</p> <p>(c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41510/2020.</p>	Oil palm plantation estate/Oil palm plantation, operational buildings and POM	5,630.0 Ha	283,073

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(b) Pasir Panjang Estate**

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<p><u>Registered owner:</u> JPlant</p> <p><u>Title:</u> HS(D) 35107, PTD 558, Mukim of Kambau, District of Kota Tinggi, State of Johor</p> <p><u>Tenure:</u> Leasehold of 99 years ending on 16 September 2112, with the remaining tenure of 89 years</p>	<p><u>Category of land use:</u> Agriculture</p> <p><u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, dicagar, digadai, dipajak atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini, tanpa kebenaran Pihak Berkuasa Negeri.</i></p> <p><u>Express conditions:</u></p> <ul style="list-style-type: none"> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i> 	<p>Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41529/2020</p>	<p>Oil palm plantation estate/Oil palm plantation, operational buildings and POM</p>	1,609. 9 Ha	81,861

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(c) Rengam Estate**

No.	Registered owner/ Title/Tenure	Category of land use/Restrictions in interest/Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<u>Registered owner:</u> JPlant <u>Titles:</u> (i) GRN 84384, Lot 1912; and (ii) GRN 22000, Lot 2264, all in the Mukim of Rengam, District of Kluang, State of Johor <u>Tenure use:</u> Freehold	<u>Category of land use:</u> Nil <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> Nil	Nil	Oil palm plantation estate/Oil palm plantation and operational buildings	2,418.2 Ha	181,000

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ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(d) Sedenak Estate**

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<u>Registered owner:</u> JPlant <u>Title:</u> GRN 238346, Lot 1000, Mukim of Bukit Batu, District of Kulai, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Nil <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> Nil	Nil	Oil palm plantation estate/Oil palm plantation and operational buildings	2,807.8 Ha	267,086
2.	<u>Registered owner:</u> JPlant <u>Titles:</u> (i) GRN 237351, Lot 972; (ii) GRN 237961, Lot 136; (iii) GRN 236656, Lot 1387; (iv) GRN 236660, Lot 1389; (v) GRN 354796, Lot 817; (vi) GRN 237392, Lot 964; (vii) GRN 237337, Lot 969; (viii) GRN 237342, Lot 970; and (ix) GRN 237346, Lot 971, all in the Mukim of Sedenak, District of Kulai, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Nil <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> Nil	The encumbrance under titles GRN 236656, Lot 1387 and GRN 236660, Lot 1389 is for the provision of easement for the servient lands owned by Kebun Sedenak Sdn Bhd vide presentation number 26066/2018.	Oil palm plantation estate/Oil palm plantation, operational buildings and POM		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(e) Sungai Papan Estate**

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<p><u>Registered owner:</u> JPlant</p> <p><u>Titles:</u></p> <ul style="list-style-type: none"> (i) HS(D) 13179, Lot 356; (ii) HS(D) 13178, Lot 679; (iii) HS(D) 13177, Lot 8; (iv) HS(D) 13164, Lot 1350; (v) HS(D) 13165, Lot 115; (vi) HS(D) 13166, Lot 1353; (vii) HS(D) 13167, Lot 1354; (viii) HS(D) 13168, Lot 571; (ix) HS(D) 13169, Lot 219; (x) HS(D) 13170, Lot 592; (xi) HS(D) 13176, Lot 976; (xii) HS(D) 13175, Lot 975; (xiii) HS(D) 13171, Lot 335; (xiv) HS(D) 13174, Lot 593; (xv) HS(D) 13173, Lot 1349; (xvi) HS(D) 13172, Lot 249; and (xvii) HS(D) 13163, Lot 70, all in the Mukim of Tanjung Surat, District of Kota Tinggi, State of Johor <p><u>Tenure:</u> Leasehold of 99 years ending on 22 September 2090, with the remaining tenure of 67 years</p>	<p><u>Category of land use:</u> Agriculture</p> <p><u>Restrictions in interest:</u></p> <p><i>Tanah yang dikurniakan ini tidak boleh dijual, dicagar, digadai, dipajak atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini, tanpa kebenaran Penguasa Negeri.</i></p> <p><u>Express conditions:</u></p> <ul style="list-style-type: none"> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i> 	<p>The encumbrances under titles HS(D) 13178, Lot 679 and HS(D) 13163, Lot 70 are as follows:</p> <ul style="list-style-type: none"> (a) Land charge in favour of CIMB Investment Bank Berhad vide presentation number 83671/2020; and (b) Land charge in favour of CIMB Islamic Bank Berhad vide presentation number 83672/2020 	Oil palm plantation estate/Oil palm plantation and operational buildings	2,995.9 Ha	139,247

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(f) Siang Estate**

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<p><u>Registered owner:</u> JPlant</p> <p><u>Title:</u> HS(D) 35429, Lot 1221, Mukim of Pantai Timur, District of Kota Tinggi, State of Johor</p> <p><u>Tenure:</u> Leasehold of 99 years ending on 9 October 2112, with the remaining tenure of 89 years</p>	<p><u>Category of land use:</u> Agriculture</p> <p><u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, dicagar, digadai, dipajak atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini, tanpa kebenaran Pihak Berkuasa Negeri.</i></p> <p><u>Express conditions:</u></p> <ul style="list-style-type: none"> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i> 	Nil	Oil palm plantation estate/Oil palm plantation	3,434.0 Ha	191,685

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
2.	<p><u>Registered owner:</u> JPlant</p> <p><u>Title:</u> HS(D) 33258, PTD 532, Mukim of Pantai Timur, District of Kota Tinggi, State of Johor</p> <p><u>Tenure:</u> Leasehold of 99 years ending on 23 January 2087, with the remaining tenure of 64 years</p>	<p><u>Category of land use:</u> Agriculture</p> <p><u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, dicagar, digadai, dipajak atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini, tanpa kebenaran Pengguna Negeri.</i></p> <p><u>Express conditions:</u></p> <ul style="list-style-type: none"> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i> 	<p>(a) Land charge in favour of CIMB Investment Bank Berhad vide presentation number 83671/2020; and</p> <p>(b) Land charge in favour of CIMB Islamic Bank Berhad vide presentation number 83672/2020.</p>	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(g) REM Estate⁽¹⁾**

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<u>Registered owner:</u> JPlant <u>Titles:</u> (i) GRN 569357, Lot 4376; (ii) GRN 88831, Lot 703; (iii) GRN 569358, Lot 4377; and (iv) HS(D) 303, Lot 2838, all in the Mukim of Kota Tinggi, District of Kota Tinggi, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> <i>i. Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> <i>ii. Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i>	Encumbrance under title GRN 569358, Lot 4377 is for the grant of the power to enter an area of 6.48 Ha of such land for construction purpose pursuant to the Electricity Supply Act 1990 vide presentation number 3579/2011 and 251/2014.	Oil palm plantation estate/Oil palm plantation and operational buildings	2,191.6 Ha	291,018
2.	<u>Registered owner:</u> JPlant <u>Title:</u> PN 73313, Lot 31578, Mukim of Kota Tinggi, District of Kota Tinggi, State of Johor <u>Tenure:</u> Leasehold of 999 years ending on 12 March 2911, with the remaining tenure of 888 years	<u>Category of land use:</u> Nil <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> Nil	400 square feet together with the substation building erected thereon the land is leased to Tenaga Nasional Berhad vide presentation number 62315/1999 commencing from 25 September 1997 to 24 September 2027.	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
3.	<u>Registered owner:</u> JPlant <u>Titles:</u> (i) GRN 88677, Lot 417; (ii) GRN 91216, Lot 681; (iii) GRN 49873, Lot 4397; (iv) GRN 49874, Lot 4398; (v) GRN 49875, Lot 4399; (vi) GRN 49876, Lot 4400; and (vii) GRN 81547, Lot 358, all in the Mukim of Kota Tinggi, District of Kota Tinggi, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Nil <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> Nil	Encumbrance under title GRN 49875, Lot 4399 is for the grant of the power to enter an area of 12.39 Ha of such land for construction purpose pursuant to the Electricity Supply Act 1990 vide presentation number 244/2014.	Oil palm plantation estate/Oil palm plantation and operational buildings		
4.	<u>Registered owner:</u> JPlant <u>Title:</u> GRN 85677, Lot 890, Mukim of Sungai Tiram, District of Johor Bahru, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Nil <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> Nil	Nil	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
5.	<u>Registered owner:</u> JPlant <u>Title:</u> HS(D) 48816, PTD 43578, Mukim of Kota Tinggi, District of Kota Tinggi, State of Johor <u>Tenure:</u> Leasehold of 999 years ending on 12 March 2911, with the remaining tenure of 888 years	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i>	Nil	Oil palm plantation estate/Oil palm plantation, operational buildings and research & development centre		

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ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(h) Basir Ismail Estate⁽¹⁾**

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<p><u>Registered owner:</u> JPlant</p> <p><u>Titles:</u></p> <ul style="list-style-type: none"> (i) GRN 91223, Lot 1004; (ii) GRN 105256, Lot 697; (iii) GRN 105257, Lot 766; (iv) GRN 105258, Lot 806; (v) GRN 105259, Lot 827; (vi) GRN 105235, Lot 841; (vii) GRN 105237, Lot 842; (viii) GRN 105238, Lot 843; (ix) GRN 105239, Lot 844; (x) GRN 105240, Lot 845; (xi) GRN 105241, Lot 846; (xii) GRN 22664, Lot 1419; (xiii) GRN 105242, Lot 847; (xiv) GRN 105243, Lot 848; (xv) GRN 105244, Lot 849; (xvi) GRN 105245, Lot 850; (xvii) GRN 105246, Lot 851; (xviii) GRN 105247, Lot 852; (xix) GRN 105248, Lot 853; (xx) GRN 105249, Lot 854; (xxi) GRN 105250, Lot 855; (xxii) GRN 105251, Lot 856; (xxiii) GRN 22665, Lot 1421; (xxiv) GRN 29320, Lot 1519; (xxv) GRN 105252, Lot 84; (xxvi) GRN 105253, Lot 421; (xxvii) GRN 105254, Lot 422; 	<p><u>Category of land use:</u> Nil</p> <p><u>Restrictions in interest:</u> Nil</p> <p><u>Express conditions:</u> Nil</p>	<p>(a) Encumbrance under title GRN 105247, Lot 852 is for the creation of an electricity wayleave for installation of electrical supply system of a total area of 0.66 Ha vide presentation number 5257/2017.</p> <p>(b) Encumbrance under title GRN 105258, Lot 806 is for the creation of an electricity wayleave for installation of electrical supply system of a total area of 2.94 Ha vide presentation number 5259/2017.</p>	Oil palm plantation estate/Oil palm plantation and operational buildings	3,204.1 Ha	381,583

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
	(xxviii) GRN 89142, Lot 488; and (xxix) GRN 105255, Lot 611, all in the Mukim of Sungai Tiram, District of Johor Bahru, State of Johor <u>Tenure:</u> Freehold		(c) Encumbrance under title GRN 105250, Lot 855 is for the creation of an electricity wayleave for installation of electrical supply system of a total area of 1.67 Ha vide presentation number 5260/2017.			

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ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(i) Labis Bahru Estate⁽¹⁾**

No.	Registered owner/ Title/Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total and area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<u>Registered owner:</u> JPlant <u>Titles:</u> (i) GRN 38194, Lot 1164; (ii) GRN 36809, Lot 974; (iii) GRN 38197, Lot 1265; and (iv) GRN 42799, Lot 1672, all in the Mukim of Pogoh, District of Segamat, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Nil <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> Nil	Encumbrance under title GRN 38197, Lot 1265 is for the grant of the power to enter an area of 28.64 Ha of such land for construction purpose pursuant to the Electricity Supply Act 1990 vide presentation number 6052/2023.	Oil palm plantation estate/Oil palm plantation and operational buildings	2,108.4 Ha	151,309
2.	<u>Registered owner:</u> JPlant <u>Titles:</u> (i) GM 213, Lot 605; (ii) GM 219, Lot 606; (iii) GM 214, Lot 608; (iv) GM 215, Lot 609; (v) GM 220, Lot 610; (vi) GM 216, Lot 611; (vii) GM 212, Lot 612; (viii) GM 217, Lot 613; (ix) GM 210, Lot 622; and (x) GM 211, Lot 623,	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> i. <i>Tanah ini hendaklah ditanam dengan tanaman Getah.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i>	Encumbrance under title GM 216, Lot 611 is for the grant of the power to enter an area of 0.29 Ha of such land for construction purpose pursuant to the Electricity Supply Act 1990 vide presentation number 468/2009.	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered owner/ Title/Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total and area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
	all in the Mukim of Pogoh, District of Segamat, State of Johor <u>Tenure:</u> Freehold					
3.	<u>Registered owner:</u> JPlant <u>Title:</u> GM 218, Lot 449, Mukim of Pogoh, District of Segamat, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> Nil	Nil	Oil palm plantation estate/Oil palm plantation and operational buildings		
4.	<u>Registered owner:</u> JPlant <u>Titles:</u> (i) GRN 38195, Lot 1165; (ii) GRN 38196, Lot 1166; (iii) GRN 40087, Lot 1687; (iv) GRN 38198, Lot 1699; and (v) GRN 44205, Lot 3771, all in the Mukim of Pogoh, District of Segamat, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah langkah menurut perintah yang dikehendaki oleh</i>	(a) Encumbrance under title GRN 38198, Lot 1699 is for the grant of the power to enter an area of 28.64 Ha of such land for construction purpose pursuant to the Electricity Supply Act 1990 vide presentation number 6052/2023.	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered owner/ Title/Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total and area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
		<i>Pentadbir Tanah menjaga tanah ini daripada hakisan.</i>	(b) Encumbrance under title GRN 44205, Lot 3771 is for the creation of an electricity wayleave for installation of electrical supply system of a total area of 4.74 Ha vide presentation number 7289/2018.			

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ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(j) Mutiara Estate⁽¹⁾**

No.	Registered/ Beneficial owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<p><u>Registered owner:</u> Kulim</p> <p><u>Beneficial owner:</u> JPlant</p> <p><u>Titles:</u> (i) PN 74877, Lot 3918; (ii) PN 74939, Lot 3915; (iii) PN 74878, Lot 3916; and (iv) HS(D) 16399, PTD 1617, all in the Mukim of Kahang, District of Kluang, State of Johor</p> <p><u>Tenure:</u> Leasehold of 99 years ending on 20 June 2085, with the remaining tenure of 62 years</p>	<p><u>Category of land use:</u> Agriculture</p> <p><u>Restrictions in interest:</u></p> <p><i>Tanah yang dikurniakan ini tidak boleh dijual, digadai, dicagar, dipajak ataupun dipindahmilik dengan apa cara sekalipun, termasuklah dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjualkan tanah ini, tanpa kebenaran Penguasa Negeri.</i></p> <p><u>Express conditions:</u></p> <p>i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i></p> <p>ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i></p>	<p>(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48798/2019;</p> <p>(b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41514/2020; and</p> <p>(c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41515/2020.</p>	Oil palm plantation estate/Oil palm plantation and operational buildings	3,785.2 Ha	226,471

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered/ Beneficial owner>Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
2.	<p><u>Registered owner:</u> Kulim</p> <p><u>Beneficial owner:</u> JPlant</p> <p><u>Title:</u> PN 37261, Lot 3223, Mukim of Kahang, District of Kluang, State of Johor</p> <p><u>Tenure:</u> Leasehold of 99 years ending on 4 November 2074, with the remaining tenure of 51 years</p>	<p><u>Category of land use:</u> Agriculture</p> <p><u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, digadai, dicagar, dipajak ataupun dipindahmilik dengan apa cara sekalipun, termasuklah dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjualkan tanah ini, tanpa kebenaran Penguasa Negeri.</i></p> <p><u>Express conditions:</u></p> <ul style="list-style-type: none"> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i> 	<p>(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48798/2019;</p> <p>(b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41514/2020; and</p> <p>(c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41515/2020.</p>	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered/ Beneficial owner>Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
3.	<p><u>Registered owner:</u> Kulim</p> <p><u>Beneficial owner:</u> JPlant</p> <p><u>Title:</u> PN51898, Lot 3891, Mukim of Kahang, District of Kluang, State of Johor</p> <p><u>Tenure:</u> Leasehold of 99 years ending on 26 September 2085, with the remaining tenure of 62 years</p>	<p><u>Category of land use:</u> Agriculture</p> <p><u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, digadai, dicagar, dipajak ataupun dipindahmilik dengan apa cara sekalipun, termasuklah dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan / menjualkan tanah ini, tanpa kebenaran Penguasa Negeri.</i></p> <p><u>Express conditions:</u></p> <p>i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i></p> <p>ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i></p>	<p>(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48798/2019;</p> <p>(b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41514/2020; and</p> <p>(c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41515/2020.</p>	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered/ Beneficial owner>Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
4.	<p><u>Registered owner:</u> Kulim</p> <p><u>Beneficial owner:</u> JPlant</p> <p><u>Title:</u> PN 74875, Lot 11327, Mukim of Kahang, District of Kluang, State of Johor</p> <p><u>Tenure:</u> Leasehold of 99 years ending on 5 May 2074, with the remaining tenure of 51 years</p>	<p><u>Category of land use:</u> Agriculture</p> <p><u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, digadai, dicagar, dipajak ataupun dipindahmilik dengan apa cara sekalipun, termasuklah dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini, tanpa kebenaran Penguasa Negeri.</i></p> <p><u>Express conditions:</u></p> <ul style="list-style-type: none"> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i> 	(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48798/2019; (b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41514/2020; and (c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41515/2020.	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered/ Beneficial owner>Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
5.	<p><u>Registered owner:</u> Kulim</p> <p><u>Beneficial owner:</u> JPlant</p> <p><u>Title:</u> PN 74876, Lot 11328, Mukim of Kahang, District of Kluang, State of Johor</p> <p><u>Tenure:</u> Leasehold of 99 years ending on 13 October 2102, with the remaining tenure of 79 years</p>	<p><u>Category of land use:</u> Agriculture</p> <p><u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, digadai, dicagar, dipajak ataupun dipindahmilik dengan apa cara sekalipun, termasuklah dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini, tanpa kebenaran Pihak Berkuasa Negeri.</i></p> <p><u>Express conditions:</u></p> <ul style="list-style-type: none"> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i> 	<p>(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48798/2019;</p> <p>(b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41514/2020; and</p> <p>(c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41515/2020.</p>	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered/ Beneficial owner>Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
6.	<u>Registered owner:</u> Kulim <u>Beneficial owner:</u> JPlant <u>Title:</u> HSD 81499, PTD 3303, Mukim of Kahang, District of Kluang, State of Johor <u>Tenure:</u> Leasehold of 99 years ending on 25 November 2082, with the remaining tenure of 59 years	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, digadai, dicagar, dipajak ataupun dipindahmilik dengan apa cara sekalipun, termasuklah dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini, tanpa kebenaran Penguasa Negeri.</i> <u>Express conditions:</u> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i>	(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48798/2019; (b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41514/2020; and (c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41515/2020.	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(k) Bukit Layang Estate⁽²⁾**

No.	Registered/ Beneficial owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<u>Registered owner:</u> Kulim <u>Beneficial owner:</u> JPlant <u>Title:</u> GRN 100184, Lot 283, Mukim of Sungai Tiram, District of Johor Bahru, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Nil <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> Nil	(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48786/2019; (b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41373/2020; and (c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41374/2020.	Oil palm plantation estate/Oil palm plantation and operational buildings	397.8 Ha	54,659

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered/ Beneficial owner>Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
2.	<u>Registered owner:</u> Kulim <u>Beneficial owner:</u> JPlant <u>Titles:</u> (i) GRN 82608, Lot 778; (ii) GRN 105402, Lot 971; (iii) GRN 105394, Lot 974; (iv) GRN 101136, Lot 293; (v) GRN 105401, Lot 31; (vi) GRN 105389, Lot 718; (vii) GRN 105392, Lot 719; and (viii) GRN 84652, Lot 720, all in the Mukim of Sungai Tiram, District of Johor Bahru, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Nil <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> Nil	(a) Vesting by the Court vide presentation number 25180/2009 from OCBC Bank (Malaysia) Berhad to OCBC Al Amin Bank Berhad; (b) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48786/2019; (c) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41373/2020; and (d) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41374/2020.	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered/ Beneficial owner>Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
3.	<u>Registered owner:</u> Kulim <u>Beneficial owner:</u> JPlant <u>Titles:</u> (i) GRN 105393, Lot 712; (ii) GRN 105390, Lot 713; and (iii) GRN 105391, Lot 745, all in the Mukim of Sungai Tiram, District of Johor Bahru, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> <i>i. Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> <i>ii. Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i>	(a) Vesting by the Court vide presentation number 25180/2009 from OCBC Bank (Malaysia) Berhad to OCBC Al Amin Bank Berhad; (b) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48786/2019; (c) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41373/2020; and (d) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41374/2020.	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(I) Enggang Estate (subsequently administratively merged to Selai Estate) and Selai Estate⁽³⁾**

No.	Registered/ Beneficial owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<u>Registered owner:</u> Selai <u>Beneficial owner:</u> JPlant <u>Title:</u> GRN 562232, Lot 3892, Mukim of Kahang, District of Kluang, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, dicagar, digadai, dipajak atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini, tanpa kebenaran Pihak Berkuasa Negeri.</i> <u>Express conditions:</u> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i>	(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48796/2019; (b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41512/2020; and (c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41513/2020.	Oil palm plantation estate/Oil palm plantation and operational buildings	3,535.3 Ha	192,058

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered/ Beneficial owner>Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
2.	<u>Registered owner:</u> Selai <u>Beneficial owner:</u> JPlant <u>Title:</u> GRN 562233, Lot 2838, Mukim of Paloh, District of Kluang, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, dicagar, digadai, dipajak atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini, tanpa kebenaran Pihak Berkuasa Negeri.</i> <u>Express conditions:</u> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i>	(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48792/2019; (b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41520/2020; and (c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41521/2020.	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(m) Sindora Estate⁽⁴⁾**

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<p><u>Registered owner:</u> JPlant</p> <p><u>Titles:</u> (i) HS(D) 17659, PTD 4434; (ii) HS(D) 17660, PTD 4435; (iii) HS(D) 17661, PTD 4436; and (iv) HS(D) 17662, PTD 4437, all in the Mukim of Rengam, District of Kluang, State of Johor</p> <p><u>Tenure:</u> Leasehold of 99 years ending on 24 January 2086, with the remaining tenure of 63 years</p>	<p><u>Category of land use:</u> Agriculture</p> <p><u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, dicagar, digadai, dipajak atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini, tanpa kebenaran Pihak Berkuasa Negeri.</i></p> <p><u>Express conditions:</u></p> <ul style="list-style-type: none"> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i> 	Nil	Oil palm plantation estate/Oil palm plantation, operational buildings and POM	3,919.1 Ha	225,574

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(n) Sungai Tawing Estate⁽⁴⁾**

No.	Registered owner/ Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<p><u>Registered owner:</u> JPlant</p> <p><u>Title:</u> HS(D) 6060, PTD 2137, Mukim of Paloh, District of Kluang, State of Johor</p> <p><u>Tenure:</u> Leasehold of 99 years ending on 27 June 2079, with the remaining tenure of 56 years</p>	<p><u>Category of land use:</u> Agriculture</p> <p><u>Restrictions in interest:</u> Nil</p> <p><u>Express conditions:</u></p> <p>i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i></p> <p>ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i></p>	Nil	Oil plantation estate/Oil plantation palm and operational buildings	2,225.8 Ha	97,519

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ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(o) UMAC Estate⁽⁵⁾**

No.	Registered/ Beneficial owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (Approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<u>Registered owner:</u> UMAC <u>Beneficial owner:</u> JPlant <u>Title:</u> HSD 3704, PT 200, Mukim of Keratong, District of Rompin, State of Pahang <u>Tenure:</u> Leasehold of 99 years ending on 17 March 2070, with the remaining tenure of 47 years	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> <i>Tanah ini tidak boleh dipindahmilik, dipajak, digadai melainkan setelah mendapat kebenaran bertulis daripada Pihak Berkuasa Negeri</i> <u>Express conditions:</u> <i>Tanah ini hendaklah digunakan untuk tanaman kelapa sawit sahaja.</i>	Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 10753/2020	Oil palm plantation estate/Oil palm plantation and operational buildings	1,620.8 Ha	87,863
2.	<u>Registered owner:</u> UMAC <u>Beneficial owner:</u> JPlant <u>Titles:</u> (i) HS(D) 3734, PT 290; and (ii) HS(D) 3735, PT 291, all in the Mukim of Keratong, District of Rompin, State of Pahang	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> <i>Tanah ini tidak boleh dipindahmilik, dipajak, digadai melainkan setelah mendapat kebenaran bertulis daripada Pihak Berkuasa Negeri</i> <u>Express conditions:</u> <i>Tanah ini hendaklah digunakan untuk tanaman kelapa sawit sahaja.</i>	Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 10753/2020	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered/ Beneficial owner>Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (Approximate)	Audited NBV as at 31 July 2023 (RM'000)
	<u>Tenure:</u> Leasehold of 99 years ending on 29 August 2071, with the remaining tenure of 48 years					
3.	<u>Registered owner:</u> UMAC <u>Beneficial owner:</u> JPlant <u>Title:</u> HS(D) 3746, PT 298, Mukim of Keratong, District of Rompin, State of Pahang <u>Tenure:</u> Leasehold of 99 years ending on 11 December 2071, with the remaining tenure of 48 years	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> <i>Tanah ini tidak boleh dipindahmilik, dipajak, digadai melainkan setelah mendapat kebenaran bertulis daripada Pihak Berkuasa Negeri.</i> <u>Express conditions:</u> <i>Tanah ini hendaklah digunakan untuk tanaman kelapa sawit sahaja.</i>	(a) Lease part of the land to Tenaga Nasional Berhad vide presentation number 5080/1999 commencing from 15.10.1998 to 14 October 2028; and (b) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 10753/2020.	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered/ Beneficial owner>Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (Approximate)	Audited NBV as at 31 July 2023 (RM'000)
4.	<u>Registered owner:</u> UMAC <u>Beneficial owner:</u> JPlant <u>Titles:</u> (i) HS(D) 3888, PT 336; and (ii) HS(D) 3889, PT 337, all in the Mukim of Keratong, District of Rompin, State of Pahang <u>Tenure:</u> Leasehold of 99 years ending on 25 February 2074, with the remaining tenure of 51 years	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> <i>Tanah ini tidak boleh dipindahmilik, dipajak, digadai melainkan setelah mendapat kebenaran bertulis daripada Pihak Berkuasa Negeri.</i> <u>Express conditions:</u> <i>Tanah ini hendaklah digunakan untuk tanaman kelapa sawit sahaja.</i>	Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 10753/2020	Oil palm plantation estate/Oil palm plantation and operational buildings		
5.	<u>Registered owner:</u> UMAC <u>Beneficial owner:</u> JPlant <u>Titles:</u> (i) PN 24427, Lot 25455; (ii) PN 24426, Lot 25456; (iii) PN 24428, Lot 25457; and (iv) PN 24429, Lot 25458, all in the Mukim of Keratong, District of Rompin, State of Pahang	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> <i>Tanah ini tidak boleh dipindahmilik, dipajak, digadai melainkan setelah mendapat kebenaran bertulis daripada Pihak Berkuasa Negeri.</i> <u>Express conditions:</u> <i>Tanah ini hendaklah digunakan untuk tanaman kelapa sawit sahaja.</i>	Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 10753/2020	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered/ Beneficial owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (Approximate)	Audited NBV as at 31 July 2023 (RM'000)
	Tenure: Leasehold of 99 years ending on 28 November 2072, with the remaining tenure of 49 years					

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ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(p) Sepang Loi Estate⁽⁶⁾**

No.	Registered/ Beneficial owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<u>Registered owner:</u> Kumpulan Bertam <u>Beneficial owner:</u> JPlant <u>Titles:</u> (i) GRN 45484, Lot 1436; (ii) GRN 45493, Lot 1446; (iii) GRN 45494, Lot 1447; (iv) GRN 45495, Lot 1448; (v) GRN 45496, Lot 1449; (vi) GRN 45497, Lot 1450; (vii) GRN 45498, Lot 1451; (viii) GRN 45499, Lot 1452; (ix) GRN 45500, Lot 1453; (x) GRN 45501, Lot 1454; (xi) GRN 45502, Lot 1455; (xii) GRN 45485, Lot 1437; (xiii) GRN 45503, Lot 1456; (xiv) GRN 45504, Lot 1457; (xv) GRN 45486, Lot 1438; (xvi) GRN 45487, Lot 1440; (xvii) GRN 45488, Lot 1441; (xviii) GRN 45489, Lot 1442; (xix) GRN 45490, Lot 1443; (xx) GRN 45491, Lot 1444; and (xxi) GRN 45492, Lot 1445,	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> <i>i. Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> <i>ii. Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i>	(a) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 83656/2020; and (b) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 83657/2020.	Oil palm plantation estate/Oil palm plantation and operational buildings	970.2 Ha	64,366

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered/ Beneficial owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
	all in the Mukim of Sermin, District of Segamat, State of Johor <u>Tenure:</u> Freehold					
2.	<u>Registered owner:</u> Kumpulan Bertam <u>Beneficial owner:</u> JPlant <u>Titles:</u> (i) GRN 45505, Lot 1458; (ii) GRN 45506, Lot 1459; (iii) GRN 45508, Lot 1462; (iv) GRN 45509, Lot 1463; (v) GRN 45510, Lot 1464; (vi) GRN 45511, Lot 1465; (vii) GRN 45512, Lot 1466; (viii) GRN 45513, Lot 1467; (ix) GRN 45514, Lot 1468; (x) GRN 45515, Lot 1469; (xi) GRN 45516, Lot 1470; (xii) GRN 45517, Lot 1471; (xiii) GRN 45518, Lot 1472; (xiv) GRN 45519, Lot 1473; (xv) GRN 45520, Lot 1474; (xvi) GRN 45521, Lot 1475; (xvii) GRN 45522, Lot 1476; (xviii) HS(D) 1625, MLO 512; and	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i>	(a) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 83619/2020; and (b) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 83620/2020.	Oil plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered/ Beneficial owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
	(xix) HS(D) 1623, MLO 530, all in the Mukim of Sermin, District of Segamat, State of Johor <u>Tenure:</u> Freehold					
3.	<u>Registered owner:</u> Kumpulan Bertam <u>Beneficial owner:</u> JPlant <u>Titles:</u> (i) HS(D) 9439, PTD 54; and (ii) HS(D) 9440, PTD 94, all in the Mukim of Sermin, District of Segamat, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, dicagar, digadai, dipajak atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjualkan tanah ini, tanpa kebenaran Pengguna Negeri.</i> <u>Express conditions:</u> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i>	(a) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 83619/2020; and (b) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 83620/2020.	Oil plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**Notes:**

- (1) Pursuant to the business transfer agreement dated 27 September 2022 entered into between Kulim and our Company, Kulim, being the registered proprietor of the lands, agreed to transfer the lands located at Ulu Tiram Estate (subsequently administratively merged to REM Estate), REM Estate, Basir Ismail Estate, Labis Bahru Estate, Mutiara Estate and Sungai Sembrong Estate (subsequently administratively merged to Mutiara Estate) to our Company. A supplemental agreement dated 30 November 2023 was subsequently entered into between the parties to exclude the transfer of Ulu Tiram Estate. Please refer to Sections 6.1.4 and 14.6 of this Prospectus for further details. The business transfer agreement and supplemental agreement have completed on 30 June 2023. As at the LPD, the lands at Mutiara Estate are pending transfer to the name of JPlant.
- (2) Pursuant to the business transfer agreement dated 27 September 2022 and the supplemental agreement dated 30 November 2023 entered into between Kulim, UTMC and our Company, Kulim (on behalf of UTMC), being the registered proprietor of the lands, agreed to transfer the lands located at Bukit Layang Estate to our Company. Please refer to Sections 6.1.4 and 14.6 of this Prospectus for further details. The business transfer agreement and supplemental agreement have completed on 30 June 2023. As at the LPD, the lands at Bukit Layang Estate are pending transfer to the name of JPlant.
- (3) Pursuant to the business transfer agreement dated 27 September 2022 and the supplemental agreement dated 30 November 2023 entered into between Selai and our Company, Selai being the registered proprietor of the lands, agreed to transfer the lands located at Enggang Estate and Selai Estate to our Company. Please refer to Sections 6.1.4 and 14.6 of this Prospectus for further details. The business transfer agreement and supplemental agreement have completed on 30 June 2023. As at the LPD, the lands at Enggang Estate (subsequently administratively merged to Selai Estate) and Selai Estate are pending registration under the name of JPlant.
- (4) Pursuant to the business transfer agreement dated 27 September 2022 and the supplemental agreement dated 30 November 2023 entered into between Sindora and our Company, Sindora being the registered proprietor of the lands, agreed to transfer the lands located at Sungai Tawing Estate and Sindora Estate to our Company. Please refer to Sections 6.1.4 and 14.6 of this Prospectus for further details. The business transfer agreement and supplemental agreement have completed on 30 June 2023.
- (5) Pursuant to the business transfer agreement dated 27 September 2022 and the supplemental agreement dated 30 November 2023 entered into between UMAC and our Company, UMAC, being the registered proprietor of the lands, agreed to transfer the lands located at UMAC Estate to our Company. Please refer to Sections 6.1.4 and 14.6 of this Prospectus for further details. The business transfer agreement and supplemental agreement have completed on 30 June 2023. As at the LPD, the lands at UMAC Estate are pending registration under the name of JPlant.
- (6) Pursuant to the business transfer agreement dated 3 November 2022 and the supplemental agreement dated 30 November 2022 entered into between Kumpulan Bertam and our Company, Kumpulan Bertam, being the registered proprietor of the lands, agreed to transfer the lands located at Sepang Loi Estate to our Company. Please refer to Sections 6.1.4 and 14.6 of this Prospectus for further details. The business transfer agreement and supplemental agreement have completed on 30 June 2023. As at the LPD, the lands at Sepang Loi Estate are pending registration under the name of JPlant.

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**REAL PROPERTIES OWNED BY JPG PLANTATIONS****(a) Tereh Utara Estate and Tereh Selatan Estate**

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
1.	<p><u>Registered owner:</u> JPG Plantations</p> <p><u>Title:</u> HS(D) 6766, PTD 3326, Mukim of Niyor, District of Kluang, State of Johor</p> <p><u>Tenure:</u> Freehold</p>	<p><u>Category of land use:</u> Agriculture</p> <p><u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, dicagar, dipajak, digadai atau dipindahmilik dengan apa cara sekalipun, termasuk dengan menggunakan segala surat perjanjian yang bertujuan untuk melepaskan atau menjual tanah ini, tanpa kebenaran Pengguna Negeri.</i></p> <p><u>Express conditions:</u></p> <ul style="list-style-type: none"> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i> 	<p>(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48790/2019;</p> <p>(b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41502/2020; and</p> <p>(c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41503/2020.</p>	Oil palm plantation estate/Oil palm plantation, operational buildings and POM	5,794.6 Ha	319,420

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
2.	<p><u>Registered owner:</u> JPG Plantations</p> <p><u>Titles:</u> (i) HS(D) 5655, PTD 3504; and (ii) HS(D) 5657, PTD 3506, all in the Mukim of Paloh, District of Kluang, State of Johor</p> <p><u>Tenure:</u> Leasehold of 99 years ending on 27 August 2078, with the remaining tenure of 55 years</p>	<p><u>Category of land use:</u> Agriculture</p> <p><u>Restrictions in interest:</u> Nil</p> <p><u>Express conditions:</u></p> <p>i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa dan kelapa sawit.</i></p> <p>ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i></p>	<p>(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48801/2019;</p> <p>(b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41477/2020; and</p> <p>(c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41478/2020.</p>	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
3.	<u>Registered owner:</u> JPG Plantations <u>Title:</u> HS(D) 6061, PTD 3509, Mukim of Paloh, District of Kluang, State of Johor <u>Tenure:</u> Leasehold of 99 years ending on 27 June 2079, with the remaining tenure of 56 years	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> Nil	(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48801/2019; (b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41477/2020; and (c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41478/2020.	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
4.	<u>Registered owner:</u> JPG Plantations <u>Title:</u> HS(D) 6767, PTD 3540, Mukim of Paloh, District of Kluang, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, dicagar, dipajak, digadai atau dipindahmilik dengan apa cara sekalipun termasuk dengan menggunakan segala surat perjanjian yang bertujuan untuk melepaskan atau menjual tanah ini tanpa kebenaran Pengguna Negeri.</i> <u>Express conditions:</u> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i>	(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48801/2019; (b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41477/2020; and (c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41478/2020.	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
5.	<u>Registered owner:</u> JPG Plantations <u>Title:</u> HS(D) 8856, PTD 4142, Mukim of Niyor, District of Kluang, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> <i>Tanah yang dikurniakan ini tidak boleh dijual, dipajak, digadai, dicagar atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini, tanpa kebenaran Penguasa Negeri.</i> <u>Express conditions:</u> i. <i>Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> ii. <i>Pemilik tanah hendaklah sepanjang masa mengambil langkah-langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i>	(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48790/2019; (b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41502/2020; and (c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41503/2020.	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
6.	<u>Registered owner:</u> JPG Plantations <u>Titles:</u> (i) HS(D) 5658, PTD 4607; and (ii) HS(D) 5660, PTD 4609, all in the Mukim of Niyor, District of Kluang, State of Johor <u>Tenure:</u> Leasehold of 99 years ending on 27 August 2078, with the remaining tenure of 55 years	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> <i>i. Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> <i>ii. Pemilik tanah hendaklah sepanjang masa mengambil langkah langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i>	(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48790/2019; (b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41502/2020; and (c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41503/2020.	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Registered owner/Title/ Tenure	Category of land use/ Restrictions in interest/ Express conditions	Encumbrances on land	Description/ Existing Use	Total land area (approximate)	Audited NBV as at 31 July 2023 (RM'000)
7.	<u>Registered owner:</u> JPG Plantations <u>Title:</u> HS(D) 23795, PTD 4610, Mukim of Niyor, District of Kluang, State of Johor <u>Tenure:</u> Freehold	<u>Category of land use:</u> Agriculture <u>Restrictions in interest:</u> Nil <u>Express conditions:</u> <i>i. Tanah ini hendaklah ditanam dengan tanaman kelapa sawit.</i> <i>ii. Pemilik tanah hendaklah sepanjang masa mengambil langkah langkah menurut perintah yang dikehendaki oleh Pentadbir Tanah menjaga tanah ini daripada hakisan.</i>	(a) Private caveat lodged by CIMB Investment Bank Berhad vide presentation number 48790/2019; (b) Land Charge in favour of CIMB Investment Bank Berhad vide presentation number 41502/2020; and (c) Land Charge in favour of CIMB Islamic Bank Berhad vide presentation number 41503/2020.	Oil palm plantation estate/Oil palm plantation and operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**REAL PROPERTIES RENTED BY US**Estates & Operational Offices(a) **Bukit Payung Estate (merged administratively into Pasir Panjang Estate)⁽¹⁾**

No.	Landlord	Tenant	Title/Postal address	Tenure of tenancy	Land area	Description/ Existing Use	Rental payable per term of 3 years (RM)	Audited NBV as at 31 July 2023 (RM'000)
1.	JCorp	JPlant	Title: HS(D) 35105, PTD 4143, Mukim of Ulu Sungai Sedeli Besar, District of Kota Tinggi, State of Johor / Ladang Bukit Payung, K.B. 521, 81909 Kota Tinggi, Johor	3 years commencing from 1 July 2023 to 30 June 2026	2,282.6 Ha (5,640.4 acres)	Oil palm plantation estate/Oil palm plantation and operational buildings	19,219,523.00 ⁽¹⁾	13,125
2.	JCorp	JPlant	Title: HS(D) 35106, PTD 4144, Mukim of Ulu Sungai Sedeli Besar, District of Kota Tinggi, State of Johor / Ladang Bukit Payung, K.B. 521, 81909 Kota Tinggi, Johor	3 years commencing from 1 July 2023 to 30 June 2026	25.0 Ha (61.9 acres)	Oil palm plantation estate/Oil palm plantation	19,219,523.00 ⁽¹⁾	
				Total land area	2,307.6 Ha			

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(b) Pasir Logok Estate and Bukit Kelompok Estate⁽¹⁾**

No.	Landlord	Tenant	Title/Postal Address	Tenure of Tenancy	Land area	Description/Existing Use	Rental payable per term of 3 years (RM)	Audited NBV as at 31 July 2023 (RM'000)
1.	JCorp	JPlant	HS(D) 32182, PTD 401, Mukim of Kambau, District of Kota Tinggi, State of Johor / Ladang Bukit Kelompok, K.B. 512, 81909 Kota Tinggi, Johor and Ladang Pasir Logok, K.B. 504, 81909 Kota Tinggi, Johor	3 years commencing from 1 July 2023 to 30 June 2026	2,838.0 Ha	Oil palm plantation estate/Oil palm plantation and operational buildings	19,219,523.00 ⁽¹⁾	61,782
2.	JCorp	JPlant	HS(D) 32183, PTD 402, Mukim of Kambau, District of Kota Tinggi, State of Johor / Ladang Pasir Logok, K.B. 504, 81909 Kota Tinggi, Johor	3 years commencing from 1 July 2023 to 30 June 2026	1,055.6 Ha (2,608.5 acres)	Oil palm plantation estate/Oil palm plantation and operational buildings	19,219,523.00 ⁽¹⁾	
3.	JCorp	JPlant	HS(D) 32184, PTD 403, Mukim of Kambau, District of Kota Tinggi, State of Johor / Ladang Pasir Logok, K.B. 504, 81909 Kota Tinggi, Johor	3 years commencing from 1 July 2023 to 30 June 2026	144.2 Ha (356.3 acres)	Oil palm plantation estate/Oil palm plantation and operational buildings	19,219,523.00 ⁽¹⁾	
				Total land area	4,037.8 Ha			

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(c) Tunjuk Laut Estate⁽¹⁾**

No.	Landlord	Tenant	Title/Postal address	Tenure of Tenancy	Land area	Description/ Existing Use	Rental payable per term of 3 years (RM)	Audited NBV as at 31 July 2023 (RM'000)
1.	JCorp	JPlant	HS(D) 13894, Lot 252, Mukim of Kambau, District of Kota Tinggi, State of Johor / Ladang Tunjuk Laut K.B. 517, 81909 Kota Tinggi, Johor	3 years commencing from 1 July 2023 to 30 June 2026	28.0 Ha (69.24 acres)	Oil palm plantation estate/Oil palm plantation	19,219,523.00 ⁽¹⁾	30,194
2.	JCorp	JPlant	HS(D) 7747, PTD 36, Mukim of Kambau, District of Kota Tinggi, State of Johor / Ladang Tunjuk Laut K.B. 517, 81909 Kota Tinggi, Johor	3 years commencing from 1 July 2023 to 30 June 2026	2,839.8 Ha (7,017.3 acres)	Oil palm plantation estate/Oil palm plantation and operational buildings	19,219,523.00 ⁽¹⁾	
				Total land area	2,867.8 Ha			

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ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(d) Kuala Kabong Estate⁽²⁾**

No.	Landlord	Tenant	Title/Postal address	Tenure of Tenancy	Land area	Description / Existing Use	Rental payable per month (RM)	Audited NBV as at 31 July 2023 (RM'000)
1.	JCorp	JPlant	HS(D) 71140, PTD 35021, Mukim of Bukit Batu, District of Kulai, State of Johor / Ladang Kuala Kabong, K.B. 125, 81020 Kulai, Johor	1 year commencing from 1 December 2022 to 30 November 2023	1,511.5 Ha	Oil palm plantation estate/Oil palm plantation and operational buildings	46,686.00	1,737
				Total land area	1,511.5 Ha			

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ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**(e) REM Estate**

No.	Landlord	Tenant	Title/Postal address	Tenure of Tenancy	Land area	Description/ Existing Use	Rental payable per month (RM)	Audited NBV as at 31 July 2023 (RM'000)
1.	Kulim	JPlant ⁽³⁾	HS(D) 354243, PTD 105763, Mukim of Tebrau, District of Johor Bahru, State of Johor / Ladang Ulu Tiram, K. B. 705 & 710, 80990 Johor Bahru, Johor	5 consecutive periods of 3 years each commencing from 1 December 2022 to 30 November 2025	19.7 Ha	Oil plantation estate/Oil plantation operational buildings palm and palm	19,013.00	1,152
2.	Kulim	JPlant ⁽⁴⁾	Geran 96631, Lot 16, Mukim of and District of Kota Tinggi, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor Geran 96632, Lot 17, Mukim of and District of Kota Tinggi, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor	Term is 5 consecutive periods of 3 years each. First tenancy term commences 1 December 2022 to 30 November 2025	17.7 Ha (43.7 acres) 8.2 Ha (20.3 acres)	Oil plantation estate/Oil plantation palm	4,348.75 ⁽⁴⁾	

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Landlord	Tenant	Title/Postal address	Tenure of Tenancy	Land area	Description/ Existing Use	Rental payable per month (RM)	Audited NBV as at 31 July 2023 (RM'000)
			Geran 96635, Lot 998, Mukim of and District of Kota Tinggi, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor		2.0 Ha (5.0 acres)	Oil plantation estate/Oil palm plantation		
			Geran 96636, Lot 1175, Mukim of and District of Kota Tinggi, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor		8.2Ha (20.4 acres)	Oil plantation estate/Oil palm plantation		
			Geran 96637, Lot 1176, Mukim of and District of Kota Tinggi, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor		25.5 Ha (63.0 acres)	Oil plantation estate/Oil palm plantation		
			Geran 96638, Lot 1182, Mukim of and District of Kota Tinggi, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor		5.9 Ha (14.6 acres)	Oil plantation estate/Oil palm plantation		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Landlord	Tenant	Title/Postal address	Tenure of Tenancy	Land area	Description/ Existing Use	Rental payable per month (RM)	Audited NBV as at 31 July 2023 (RM'000)
			Geran 101746 Lot 773, Mukim of and District of Kota Tinggi, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor		2.8 Ha (6.9 acres)	Oil plantation estate/Oil palm plantation		
3.	Kulim	JPlant ⁽⁵⁾	HS(D) 354253, PTD 105773, Mukim of Tebrau, District of Johor Bahru, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor	Term is 5 consecutive periods of 3 years each. First tenancy term commences 1 December 2022 to 30 November 2025	3.4 Ha (8.4 acres)	Oil plantation estate/Oil palm plantation	20,024.20 ⁽⁵⁾	
			HS(D) 354255, PTD 105775, Mukim of Tebrau, District of Johor Bahru, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor		65.9 Ha (162.9 acres)	Oil plantation estate/Oil palm plantation		
			HS(D) 354243, PTD 105763, Mukim of Tebrau, District of Johor Bahru, State of Johor / Ladang Ulu Tiram, K. B. 705 & 710, 80990 Johor Bahru, Johor		57.0 Ha (137.6 acres and 137,274 square feet)	Oil plantation estate/Oil plantation operational buildings		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Landlord	Tenant	Title/Postal address	Tenure of Tenancy	Land area	Description/ Existing Use	Rental payable per month (RM)	Audited NBV as at 31 July 2023 (RM'000)
4.	Johor Land	JPlant ⁽⁶⁾	HSD 485014 Part of PTD153887, Mukim of Tebrau, District of Johor Bahru, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor HSD 485010 PTD 153883, Mukim of Tebrau, District of Johor Bahru, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor HSD 485013 PTD 153886, Mukim of Tebrau, District of Johor Bahru, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor	3 years commencing from 1 January 2022 to 31 December 2024	30.3 Ha 32.6 Ha 10.4 Ha	Oil plantation estate/Oil palm Oil plantation estate/Oil palm Oil plantation estate/Oil palm	50,000.00 699	

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Landlord	Tenant	Title/Postal address	Tenure of Tenancy	Land area	Description/ Existing Use	Rental payable per month (RM)	Audited NBV as at 31 July 2023 (RM'000)
			Geran 96628 (Lot 12), 96629 (Lot 14), 96633 (Lot 18), 96634 (Lot 860), 96638 (part of Lot 1182), 96639 (Lot 2016), Mukim of Kota Tinggi, District of Kota Tinggi, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor		40.2 Ha	Oil plantation estate/Oil palm plantation		
			Geran 97956 Part of Lot 2437, Mukim of Tebrau, District of Kota Tinggi, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor		38.9 Ha	Oil plantation estate/Oil palm plantation		
			Geran 96637 Part of Lot 1176, Mukim of Kota Tinggi, District of Kota Tinggi, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor		1.0 Ha	Oil plantation estate/Oil palm plantation		

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

No.	Landlord	Tenant	Title/Postal address	Tenure of Tenancy	Land area	Description/ Existing Use	Rental payable per month (RM)	Audited NBV as at 31 July 2023 (RM'000)
			HSD 485011 Part of PTD153884, Mukim of Tebrau, District of Johor Bahru, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor		34.6 Ha	Oil plantation estate/Oil palm plantation		
			HSD 485011 Part of PTD153884, Mukim of Tebrau, District of Johor Bahru, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor		38.1 Ha	Oil plantation estate/Oil palm plantation		
			HSD 485012 Part of PTD153885, Mukim of Tebrau, District of Johor Bahru, State of Johor / Ladang Ulu Tiram, K. B. 710, 80990 Johor Bahru, Johor		44.0 Ha	Oil plantation estate/Oil palm plantation		
				Total land area	486.4 Ha			

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)**Notes:**

- (1) Pursuant to the Tenancy Agreement, JCorp agreed to grant us, and we agreed to accept from JCorp a tenancy to occupy and use the following leasehold lands (inclusive of the palm oil processing mill and such other premises erected thereon) solely for the purpose of conducting the oil palm plantation business and activities for a term of 3 years effective from 1 July 2020 and expiring on 30 June 2023, which has subsequently been extended by way of the Renewal Tenancy Agreement, at the total rental for each term (being 3 years) of RM19,219,523.00 collectively, and it can be terminated mutually or by either party in giving the other party at least 3 months prior written notice:
- (a) Bukit Payung Estate
 - (i) HS(D) 35105 PTD 4143 Mukim of Ulu Sungai Sedeli Besar, District of Kota Tinggi, State of Johor measuring approximately 5,640.50 acres; and
 - (ii) HS(D) 35106 PTD 4144 Mukim of Ulu Sungai Sedeli Besar, District of Kota Tinggi, State of Johor measuring approximately 61.86 acres.
 - (b) Tunjuk Laut Estate
 - (i) HS(D) 7747 PTD 36 Mukim of Kambau, District of Kota Tinggi, State of Johor measuring approximately 7,017.25 acres (together with a palm oil processing mill and such other premises erected thereon, as amended by the supplemental agreement dated 27 July 2022); and
 - (ii) HS(D) 13894 Lot 252 Mukim of Kambau, District of Kota Tinggi, State of Johor measuring approximately 69.24 acres.
 - (c) Bukit Kelompok Estate
 - (i) Part of HS(D) 32182 PTD 401 (BKE) Mukim of Kambau, District of Kota Tinggi, State of Johor measuring approximately 5,577.98 acres.
 - (d) Pasir Logok Estate
 - (i) Part of HS(D) 32182 PTD 401 (PLE) Mukim of Kambau, District of Kota Tinggi, State of Johor measuring approximately 1,434.86 acres;
 - (ii) HS(D) 32183 PTD 402 Mukim of Kambau, District of Kota Tinggi, State of Johor measuring approximately 2,608.52 acres; and
 - (iii) HS(D) 32184 PTD 403 Mukim of Kambau, District of Kota Tinggi, State of Johor measuring approximately 356.32 acres.

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

- (2) Pursuant to the letter of offer dated 20 November 2022 entered into between JCorp (as landlord) and our Company (as tenant), JCorp agreed to let and we agreed to accept the tenancy in respect of all that piece of agriculture land, held under HS (D) 71140 PTD 35021 Mukim of Bukit Batu, District of Kulai, State of Johor, measuring approximately 3,734.88 acres and known as Kuala Kabung Estate for a term of one year commencing from 1 December 2022 to 30 November 2023 at the monthly rental of RM46,686.00, which has subsequently been extended to 31 December 2023 via Kulim's letter (issued on behalf of our Company) dated 20 March 2023 and further extended to 31 December 2024 via a letter issued by JCorp to our Company dated 21 November 2023.
- (3) Pursuant to the tenancy agreement dated 30 June 2023 entered into between Kulim (as landlord) and our Company (as tenant) and supplemental letter dated 1 July 2023, Kulim has agreed to rent to us the operational offices, residential and common area and facilities located on the piece of land held under HS(D)354243 PTD105763, Mukim of Tebrau, District of Johor Bahru, State of Johor measuring 19.65 Ha altogether at the monthly rental of RM19,013.00 for 5 consecutive periods of 3 years each, commencing from 1 December 2022.
- (4) Pursuant to the tenancy agreement dated 30 June 2023 entered into between Kulim (as landlord) and our Company (as tenant), Kulim has agreed to rent to us the following lands, with a total area measuring approximately 173.95 acres, at the total monthly rental of RM4,348.75 for 5 consecutive periods of 3 years each, commencing from 1 December 2022:
- (a) Geran 96631 Lot 16 Mukim of and District of Kota Tinggi, State of Johor measuring approximately 43.73 acres;
 - (b) Geran 96632 Lot 17 Mukim of and District of Kota Tinggi, State of Johor measuring approximately 20.31 acres;
 - (c) Geran 96635 Lot 998 Mukim of and District of Kota Tinggi, State of Johor measuring approximately 4.98 acres;
 - (d) Geran 96636 Lot 1175, Mukim of and District of Kota Tinggi, State of Johor measuring approximately 20.36 acres;
 - (e) Geran 96637 Lot 1176 Mukim of and District of Kota Tinggi, State of Johor measuring approximately 63.01 acres;
 - (f) Geran 96638 Lot 1182 Mukim of and District of Kota Tinggi, State of Johor measuring approximately 14.63 acres; and
 - (g) Geran 101746 Lot 773 Mukim of and District of Kota Tinggi, State of Johor measuring approximately 6.93 acres.

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

- (5) Pursuant to the tenancy agreement dated 30 June 2023 entered into between Kulim (as landlord) and our Company (as tenant), Kulim has agreed to rent to us the following lands measuring a total of approximately 308.928 acres together with the properties erected on the lands (being operational offices measuring approximately 15,240 square feet, residential buildings measuring approximately 99,419 square feet and facilities measuring approximately 22,615 square feet), measuring approximately 126.294 Ha land area in total, at the monthly rental of RM20,024.20 for 5 consecutive periods of 3 years each, commencing from 1 December 2022:
- (a) HS(D) 354253 PTD 105773 Mukim of Tebrau, District of Johor Bahru, State of Johor measuring approximately 8.419 acres;
 - (b) HS(D) 354255 PTD 105775 Mukim of Tebrau, District of Johor Bahru, State of Johor measuring approximately 162.872 acres; and
 - (c) GRN 354243 Lot 105763 Mukim of Tebrau, District of Johor Bahru, State of Johor measuring approximately 137.637 acres.
- (6) Pursuant to the tenancy agreement dated 26 April 2022 entered into between Johor Land (as landlord) and Kulim (as tenant), Johor Land has agreed to rent to Kulim the following identified parcels of land measuring a total land area of 270.07 Ha, for a term of 3 years commencing from 1 January 2022 to 31 December 2024 at the annual rental of RM600,000.00:
- (a) HSD 485014 Part of PTD153887, Mukim of Tebrau, District of Johor Bahru, State of Johor measuring 30.29 Ha (field: P84);
 - (b) HSD485010 PTD153883, Mukim of Tebrau, District of Johor Bahru, State of Johor measuring 32.61 Ha (field: P86);
 - (c) HSD485013 PTD 153886, Mukim of Tebrau, District of Johor Bahru, State of Johor measuring 10.37 Ha (field: P88/01);
 - (d) Geran 96628, 96629, 96633, 96634, 96638, 96639 Lot 12, 14, 18, 860, Part of 1182, 2016 Mukim of Kota Tinggi, District of Kota Tinggi, State of Johor measuring 40.22 Ha (field: P90B);
 - (e) Geran 97956 Part of Lot 2437, Mukim of Tebrau, District of Kota Tinggi, State of Johor measuring 38.86 Ha (field: P92P);
 - (f) Geran 96637 Part of Lot 1176, Mukim of Kota Tinggi, District of Kota Tinggi, State of Johor measuring 1 Ha (field: P94);
 - (g) HSD485011 Part of PTD153884, Mukim of Tebrau, District of Johor Bahru, State of Johor measuring 34.63 Ha (field: P13/01);
 - (h) HSD485011 Part of PTD153884, Mukim of Tebrau, District of Johor Bahru, State of Johor measuring 38.13 Ha (field: P13/02); and
 - (i) HSD485012 Part of PTD153885, Mukim of Tebrau, District of Johor Bahru, State of Johor measuring 43.96 Ha (field: P13/02).

ANNEXURE B: MATERIAL PROPERTIES (CONT'D)

Johor Land, Kulim and our Company (as new tenant) subsequently entered into a novation letter dated 15 December 2022, to novate the tenancy agreement in favour of our Company with effect from 1 December 2022. Johor Land had subsequently via a letter dated 20 November 2023 expressed its intention to terminate the rental arrangement in respect of 41.22 Ha of the REM Estate, held under Geran 96628 (Lot 12), 96629 (Lot 14), 96633 (Lot 18), 96634 (Lot 860), 96638 (part of Lot 1182), 96639 (Lot 2016), Mukim of Kota Tinggi, District of Kota Tinggi, State of Johor and Geran 96637 Part of Lot 1176, Mukim of Kota Tinggi, District of Kota Tinggi, State of Johor, with effect from 15 December 2023. Pursuant thereto, the total land area of the REM Estate rented by Johor Land to us shall accordingly be reduced to 228.85 Ha in total with effect from 15 December 2023.